



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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April 20, 2022

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Property Sale
3311 Bourke Detroit, MI 48238

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer to sell certain City-owned real property at 3311 Bourke, Detroit, MI (the “Property”) to SABAA ENTERPRISES, INC., a Michigan Corporation (“Purchaser”), for the purchase price of One Thousand Seven Hundred Sixty and 00/100 Dollars (\$1,760.00).

The Property is part of the former BASF facility located at 3301 Bourke and part of 14460 Livernois (corner of Bourke and Wildemere). It consists of vacant land measuring approximately 1800 square feet and is zoned M4 (Intensive Industrial District). The facility was sold to SABAA ENTERPRISES by BASF Corporation June 2021. The Property remains a cloud on the chain of title.

BASF Corporation advertently lost the Property via tax foreclosure to Wayne County. The Certificate of Forfeiture was dated March 12, 2013. The City subsequently acquired title from Wayne County on January 7, 2015. This was at no cost, via the Wayne County Tax Foreclosure Right of Refusal process for non-bid property.

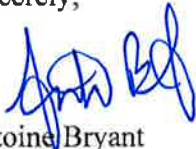
It is not known specifically why or how BASF Corporation erred in the payment of taxes on the Property. The Property was part of the former Conrail Railroad Right of Way (ROW) incorporated into the BASF complex in 1986. This portion of the ROW, however, was not combined and remained its own separate parcel.

SABAA ENTERPRISES wishes to continue to maintain the Property as part of the existing complex. SABAA operates a freight hauling business (general freight – manufactured goods, agricultural products, non-ferrous metals, etc.). The overall site is being used to park tractor trailer trucks. Any proposed use of the Property by SABAA shall be consistent with the allowable uses for which the Property is zoned.

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We, therefore, request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to SABAA ENTERPRISES, INC., a Michigan Corporation.

Sincerely,



Antoine Bryant
Director

cc: Gail Fulton, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 3311 Bourke, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to SABAA ENTERPRISES, INC., a Michigan Corporation (the "Purchaser"), for the purchase price of One Thousand Seven Hundred Sixty 00/100 Dollars (\$1,760.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD), or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) One Hundred Five and 60/100 Dollars (\$105.60) shall be paid to the DBA from the sale proceeds, 2) Eighty Eight and 00/100 Dollars (\$88.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) as well as any taxes and assessments which have become a lien on the Property; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

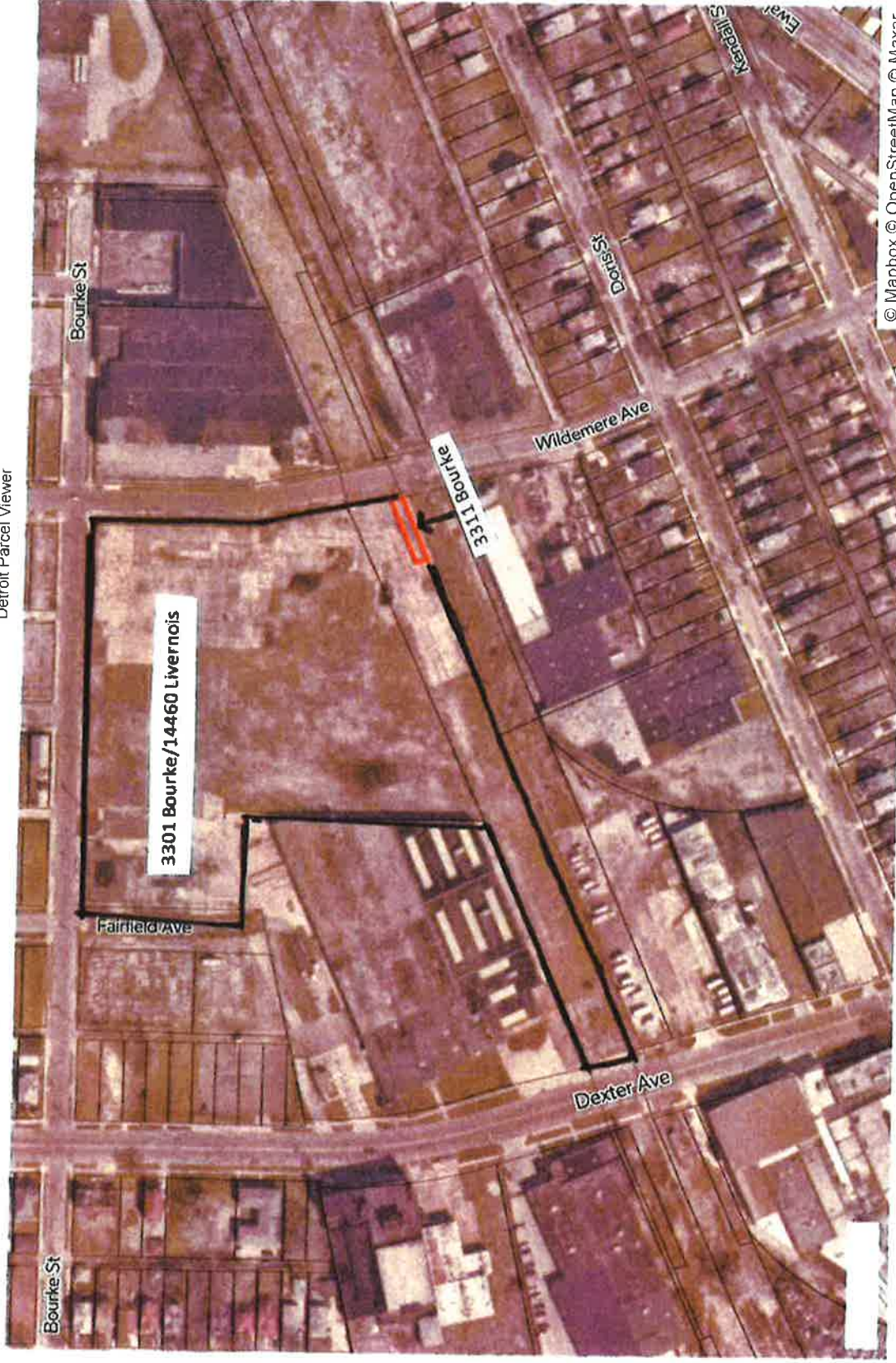
EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

S BOURKE E 100 FT OF S 18 FT OF D T RR R/W LYG W & ADJ WILDEMERE AVE N &
ADJ N LINE OF TTAT SEC 8 & BG LEASED TO AUTOMOTIVE SPRING CORP 12/--- 1800
SQ FT

a/k/a 3311 Bourke
Tax Parcel ID 12005263-4



Detroit Parcel Viewer

3311 BOURKE

Map layers

<https://cityofdetroit.github.io/parcel-viewer/12005263-4>